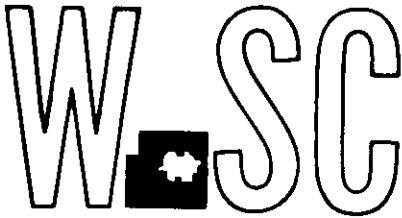


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

October 24, 1986



Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 86-88 - MAGNOLIA ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 23, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- B. The applicant shall guarantee the closure of the existing driveway to Central, that is within the area of "complete access control".
- C. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

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Final Plat S/D 86-88 - MAGNOLIA ADDITION
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This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 30, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Carney Family Partnership, c/o Daniel M. Carney, 2024 N. Woodlawn,
Suite 402, Wichita, KS 67208
Alan Bundy, Amarillo Grill, 6615 E. Central, Wichita, KS 67206
Mike Lindebak, City Engineer

1. Thermal Products, Inc. : Vacation of Utility Easement.
No water lines in vacated 36th St. No water problem.
2. Magnolia Addition. Final plat. Area now served,
no water problem.
3. Southglen Addition. Preliminary Plat. Existing main in
47th Street to be tapped and interior mains extended
as necessary to serve all lots. No water problems.
4. Pinewood Mobile Home Park Addition. Existing 16" main
in Hydraulic to be tapped and interior mains to be extended
as necessary to serve all lots. No water problem.
5. Fruitvale Park 2nd Addition. Final plat. Existing 12" main
in Anna. No water problem.
6. The Park 2nd Addition. Preliminary Plat. Existing 8" main
in Yellowstone. Main to be extended in Yellowstone Court.
No water problem. Item B.
7. Countryside Pentecostal Holiness Church Addition. Final Plat.
Nearest City Water at 119th St. U. & 21st N. approx.
1 mile of 12" main would need to be extended. Suggest
possibly holding a water petition for 8" sizing crossing
their property to be used when development allows extension.
No water problem. Item A.
8. Woodcrest Addition. Preliminary Plat. Existing 16" main in
15th St. to be tapped and extended in Gatewood as an 8" main.
No water problem. Item B.
9. Tallgrass Two Addition. Preliminary Plat. Item B, mains to
be extended. Suggest extension of 24" main in 21st going E. from
Webb to allow secondary feed to area. Existing 24" main in
Webb to be tapped for interior mains.

10. Willowbend Fourth Addition. Preliminary Plat. Existing 20" main in Rock Road to be tapped. No water problem. Item B. Suggest that main crossing Rock Rd. be installed ahead of paving to avoid boring & casing.
11. Gatewood Addition. Final plat. Item B, mains to be extended. No water problem.
12. Killarney First Addition. Preliminary Plat. Existing mains in Rock Rd, 30th St., and 32nd St. Based on the proposed buildings and possible fire hydrant requirements, an 8" main has been proposed to run along the west side of the plat for building service and fire protection.
13. Cottonwood Grove Second Addition. Final Plat. Existing 12" main in 44th St. S. to be tapped for interior mains running along reserves. Services shall be set in conjunction with water main project. Item D. Verify which old water projects need to be abandoned.
14. Aaron G. Fair. Dedicate Street R/W. Existing main along west side of Leninix. No water problem.
15. Chester Robinson. Dedicate additional utility easement. No city water mains in area. No water problem.

S/D No.: 86-88 Name: MAGNOLIA ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 10/23/86

DESCRIPTION

General Location: Southeast corner of Central and Woodlawn.
Owner: Carney Family Partnership, c/o Daniel M. Carney, 2024 N. Woodlawn,
Suite 402, Wichita, KS 67208
Surveyor/Engineer: Professional Engineering Consultants, P.A., 1440 E. English,
Wichita, KS 67211

1. Gross Acreage of Plat: 26,250 Sq. Ft.
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 22,988 Sq. Ft.
4. Existing Zoning: "LC"
5. Proposed Zoning: "LC"

STAFF COMMENTS:

- A. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- B. The applicant shall guarantee the closure of the existing driveway to Central, that is within the area of "complete access control".
- C. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- F. The representative from City Engineering should be prepared to comment on the acceptability of the rights-of-way being dedicated for Central and Woodlawn.
- G. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

NOTE: This plat has been submitted in final form only.